

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
POWERS KIRN, LLC
308 HARPER DRIVE
SUITE 210
MOORESTOWN, NJ 08057

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-008311-24**

Plaintiff: SERVBANK, SB

Vs

Defendant: MEGAN VALENTI, ET AL.

By virtue of the above stated Writ, to me directed, the subscriber, Sheriff of Sussex County will on

Wednesday, March 19, 2025

Or the adjourned date thereafter, at two o'clock in the afternoon, sell at public sale, at:

3 High Street, Old Historic Court House, Town of Newton,
County of Sussex, State of New Jersey

All the right, title and interest of the defendant and to the following described premises:

NO PRIOR MORTGAGE AS PER THE AFFIDAVIT OF
CONSIDERATION

A full legal description of the property can be found in the office of the Register of deeds of Sussex County.

The successful bidder at the sale is required to post a deposit of 20% of the total bid price in certified check immediately following the sale. **CASH will NOT be accepted**

The sheriff reserves the right to adjourn the sale without any further advertisement.

MUNICIPALITY: **Hampton Township** ZIP: **07860** COUNTY:

SUSSEX STATE OF N. J. STREET & STREET NO: **33 Old**

Stage Coach Road TAX BLOCK AND LOT: BLOCK: 3102 LOT:

16.01 & 16.01 QFarm DIMENSIONS OF LOT: 143.60' x 212.62'

NEAREST CROSS STREET: Halsey Road SUPERIOR

INTERESTS (if any): Any and all easements, covenants, restrictions and reservations of record; Any set of facts which an accurate survey and inspection would disclose; All unpaid municipal taxes, assessments and liens; Any unpaid assessment and any outstanding tax sale certificate; Rights of any party in possession /rights protected by the NJ Anti-Eviction Act; All Local, County, State and Federal ordinances and regulations; Any condominium association lien granted priority by N.J.S.A 46:8B-21b; Any outstanding Condominium, PUD or Homeowner Association dues or fees; Rights of the United States of America, if any; The property is sold in its "AS IS" condition; Purchaser shall be responsible for Sheriffs costs, commission, deed recording fees and realty transfer fees.

Loanpal, LLC holds and interest due to Solar Panels as of 03/19/2021 **Plaintiffs upset bid is \$487,836.96** in accordance with the requirements of Section 12 of P.L. 1995, c. 244 (C.2A:50-64) as amended. **The property is reported to be owner occupied.** The full legal description can be found in the Office of the Clerk of Sussex County in Mortgage Book 9683 Page 22

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding surplus, if any.

2/20/2025, 2/27/2025, 3/6/2025, 3/13/2025 \$318.72